

**State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD**

Primary # P-49-004763

HRI #

**Trinomial
NRHP Status Code**

**Other Listings
Review Code**

Reviewer

Date

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***Resource Name:** 15000 Arnold Drive - Sonoma Developmental Center

P1. Other Identifier: Sonoma State Home; California Home for the Care and Training of the Feeble Minded

***P2. Location:** Not for Publication Unrestricted

***a. County:** Sonoma

and

***b. USGS 7.5' Quad:** Glen Ellen

Date: 1954 updated to 1980 **T 6N ; R 6W ; ¼ of ¼ of Sec ; Mt. Diablo B.M.**

c. Address: 15000 Arnold Drive

City: Eldridge

Zip: 95431

d. UTM: Zone: 10; 542430 mE/ 4244597 mN (NAD 83)

e. Other Locational Data:

Elevation:

Portions of APN 054-090-001 and APN 054-150-005

***P3a. Description: Reason for Update**

The attached sheets update the historic resource record prepared in November 2014, based on a windshield survey and research conducted in 2008, and submitted to the Northwest Information Center (State of California) and the Permit and Resource Management Department (PRMD) of Sonoma County. This new record includes a list of the buildings that were the subject of the windshield survey. While every resource on the campus was photographed and mapped in 2008, a Primary Record was not created for every resource, as this was beyond the scope of the project. The record submitted in 2014 included a representation of the resources present on the campus, with the caveat that it was not a complete record suitable for a formal evaluation of the campus as a historic district. The secondary purpose of this update is to note that the potential historic district boundary of the resource is not commensurate with the historic, 1663-acre boundary and will not be defined until a full survey and evaluation is complete. Nonetheless, based on preliminary analysis, this author finds the campus a historic district potentially eligible for listing in the National Register of Historic Places and the California Register of Historical Resources under Criteria A (1) and C (3), with a Period of Significance of 1897 to 1967.

***P3b. Resource Attributes:** HP41 – Hospital; HP14 – Government Building; HP15 – Educational building; HP8 – Industrial building; HP4 – Single family property; HP3 – Multiple family property; HP4 – Ancillary building; HP29 – Landscape architecture

***P4. Resources Present:** Building Structure Object Site District Element of District Other

P5a. Photo or Drawing



P5b. Description of Photo: Entry drive and Main Building, June 2008

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both 1908 (Main Building); 1897 (earliest extant buildings on campus)

***P7. Owner and Address:**

California Department of Development Services
PO Box 944202
Sacramento, CA 94244

***P8. Recorded by:**

Diana J. Painter, PhD
Painter Preservation
Janet Gracyk, ASLA
Terra Incognita PO Box 2899
Salem, OR 97308
Tel: 707-763-6500
Email: d.painter15@att.net

***P9. Date Recorded:** June 2008

***P10. Survey Type:**
Reconnaissance

***P11. Report Citation:** Painter,
Diana J., PhD, Sonoma League for

Historic Preservation Survey Update (Sonoma Valley Survey Update), Sonoma County, California. Prepared for Sonoma League for Historic Preservation & Sonoma County Landmarks Commission, Sonoma County, California. Prepared by Diana J. Painter, PhD, Painter Preservation August 2015.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

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*Recorded by: Diana J. Painter/Janet Gracyk

*Date: November 2015

Continuation

Update

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DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD**

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***NRHP Status Code: 1S (Main Building)**

***Resource Name: 15000 Arnold Drive – Sonoma Developmental Center**

D1. Historic Name: Sonoma State Home; California Home for the Care and Training of Feeble Minded Children

D2. Common Name: Sonoma Developmental Center

***D3. Detailed Description:**

LOCATION AND SETTING

The Sonoma Developmental Center, approximately 850 acres in size, is located in Sonoma County, south of the town of Glen Ellen and about 50 miles north of San Francisco. The site is nestled in a valley between two ranges of low coastal mountains. The land slopes gently up Sonoma Creek towards the base of the mountains, thereafter the land rises steadily. The hillsides support a rich, naturally occurring variety of native plants, including oaks, buckeye, and Manzanita. Sonoma Creek travels roughly north/south through the site; most of the main campus is located west of the creek. (For the purposes of this report, Arnold Drive and Sonoma Creek are referred to as though on a north/south axis through the site and descriptions are referenced with this idea.) Jack London State Historic Park abuts the Center grounds to the northwest. 670 acres were transferred from the Center to State Parks and to Sonoma County Regional Parks in the recent past. **Continued on sheet 4**

***D4. Boundary Description:**

The Sonoma Developmental Center comprises approximately 850 acres, with the primary developed area occupying approximately 150 acres (*The original 1669.93 acres has been transferred through land sales for state and county parks and conservation easements. Developmental Center Land and Infrastructure, 2013*). A boundary for a potential historic district of built (above ground) resources will not be defined until the site is fully documented and each resource recorded, a requirement for a formal evaluation of historic significance. This record represents a windshield survey conducted in 2008. A subsequent record developed by Charles Mukulik of the Glen Ellen Historical Society in 2014 comprises a records search in the Northwest Information Center, and is also not a formal evaluation. Documentation developed by Myra L. Frank & Associates in 1998 is out of date and is also not adequate for developing a formal evaluation for the property. The Sonoma Developmental Center Draft Resource Assessment published in April 2015 documented the historic resources within the relatively undeveloped areas of the campus, and also does not comprise a survey or formal evaluation for the developed area of the campus nor does it propose a historic district boundary. It does not address historic resources for the campus as a whole.

***D5. Boundary Justification:** N/A

***D6. Significance: Theme:** Healthcare; architecture; landscape architecture **Area:** Sonoma Valley

Period of Significance: 1897-1967 **Applicable Criteria:** A (1), C (3)

Significance:

The following statement of significance is adapted from the 1979 survey for the Sonoma Developmental Center. 'The Sonoma State Hospital for the Mentally Retarded (originally called Sonoma State Home for the Care and Training of Feeble-Minded Children) was the first of its kind west of the Mississippi. It was established (after a brief start elsewhere) in Eldridge, near Glen Ellen, in 1890. Its first sponsors and directors included many prominent citizens, among them Leland Stanford and Henry Judah. The acreage of the former ranch was acquired from ex-Senator Wm. McPherson [McPherson] Hill in 1887 at the cost of \$51,000. Ground was broken for the first buildings in 1890; the first patients moved in 1891. The Main [Administration] Building was the first built, eventually comprising four distinct blocks. The west block [rear extension] was first, housing a kitchen, bakery and laundry, followed by the other blocks. Today only the original central section, constructed in 1908, remains. The hospital is now set within 1300 acres of woodland hills, with lakes and creeks running through the grounds. It is different from other institutions because of its location and diversity. Dr. Fred O. Butler, Superintendent for many years, recorded a history of the institution on tape while in his '90s for Chief Archivist Dr. William Davis in Sacramento. The Hospital is the largest single employer in Sonoma County. The community regards the Hospital as a landmark for its unique site and style. The road [Arnold Drive] has large trees on either side and approaches the steel bridge and Jack London Village.' **Continued on sheet 35**

***D7. References:**

Painter, Diana J., PhD, *Sonoma League for Historic Preservation Survey Update (Sonoma Valley Survey Update)*, Sonoma County, California. Prepared for Sonoma League for Historic Preservation & Sonoma County Landmarks Commission, Sonoma County, California. Prepared by Diana J. Painter, PhD, Painter Preservation August 2015.

Continued on sheet 42

***D8. Evaluator:**

Date: November 2014; rev. November 2015

Affiliation and Address:

Diana J. Painter, PhD, Painter Preservation
Janet Gracyk, ASLA, Terra Incognita Consulting and Design
PO Box 2899, Salem, OR 97308
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D3. Description

Continued from sheet 3

Arnold Drive, a main route used in the county, is generally a north/south route but veers somewhat northwest through the Center's locations. Arnold Drive bisects the hospital grounds and the Center roads are oriented to the drive. Arnold Drive is rural to semi-rural much of its length; the immediate approaches to the Center are fairly rural; the landscaped and carefully maintained, campus-like character of the site is a contrast.

ARCHITECTURE

The buildings of the Sonoma Developmental Center represent a full range of building styles and types, dating from 1897 to 1995, as well as all the uses required to run a small town, which in essence Eldridge was, complete with a post office. The complex comprises approximately 110 buildings and includes 1.3 million square feet of building space, as of 2008. Residences that now represent the earliest buildings on the site are two bungalows and a Queen Anne residence dating from the center's founding. The complex began with the Main Building, which was constructed beginning in 1897, and was damaged in the 1906 San Francisco earthquake. It was re-built as the main Administration Building in 1908, but still incorporates remnants of the earlier building towards the rear. The wings on either side, built over time, can be seen in numerous historic photographs of the building. The wings were demolished over time as well, and now only the Main Building with its earlier rear addition remains (The Main Building was listed in the National Register of Historic Places under the name "Sonoma State Home, Main Building" in 2000).

Buildings on the campus range, for the most part, from one-to-two stories. The Main Building, at three stories, still visually dominates the campus, due to its height and placement at the end of Harney Drive. Building footprints range from about 1500 square feet for a small residence (sheds and utility buildings may be smaller), to the largest structure, which is the Nelson Treatment Center at 79,000 square feet in size. Most buildings have irregular footprints, reflecting changes and additions over time, but also due to the fact that many strive to retain a residential scale and are one story and H-shaped in plan. Building construction materials include brick masonry, stone masonry, wood frame, reinforced concrete, thin shell concrete and curtain wall construction. Building finishes include brick veneer, brick and stone masonry, painted concrete, stucco, painted wood board, wood shingle, and corrugated metal. Roofing materials include asphalt/composition shingle and clay tile. Building styles range widely, from high style, architecturally impressive structures, to vernacular and utilitarian structures. Styles from the various eras of development on the campus are represented, although the Revival styles continue to have the strongest presence.

The largest periods of growth for the complex occurred in the late 1940s, after World War II, and in the 1950s. Three residences and an outbuilding remain from 1897. The first decade of the 20th century saw the construction of five buildings, totaling approximately 55,000 square feet, and the second decade saw the construction of five buildings totaling approximately 26,000 square feet. The remaining decades of the 20th century witnessed the following development: 1920s – approximately 14 substantial (over 1,000 square feet) buildings and structures totaling about 108,000 square feet; 1930s – about 21 buildings and 167,000 square feet; 1940s – 20 buildings, 272,000 square feet; 1950s - 28 buildings, 443,000 square feet; 1960s – 6 buildings, 148,000 square feet; 1970s – 2 buildings, 3,000 square feet; 1980s – 11 buildings, 46,000 square feet; and 1990s – 5 buildings, 15,000 square feet (these figures are based on 2008 data). The 1948 redevelopment program cost 13 million dollars and the expansion funded in 1956 cost five million dollars. The Nelson Treatment Center, a 79,000 square foot facility, was constructed in 1967 and represents the last major construction project on the campus.

Previous surveys. Twenty-two buildings on the Sonoma Developmental Center campus were surveyed as part of the Sonoma League for Historic Preservation survey in 1979. In the 1998 survey update conducted by the League, five properties within the grounds were identified as eligible for individual listing in the National Register. They are:

- The Bridge across Sonoma Creek on Arnold Drive;
- The Walnut Cottage, Sonoma Circle;
- The Professional Education Building (note that this is actually the Main Building and is already individually listed);
- Oak Lodge; and
- The Superintendent's House (Sonoma County Landmark #83, designated in 1981).

These properties are also listed in the State Historic Property Data File for Sonoma County as eligible for listing in the National Register.

In addition to these individual resources, the road through the campus has been documented for its historic and landscape design significance: "This scenic route goes through Glen Ellen and is distinguished by the magnificent setting of mature oaks and hills in a rural setting. The significance is great in that the road winds past many sites of great importance historically. It is, also, one of the main entrances into Sonoma State Hospital and Glen Ellen."

The County Landmarks Commission's Five-Year Work Plan (June 2007) noted the campus as threatened by rising land values and possible demolition or inappropriate alteration, and recommended a comprehensive evaluation of the property and historic district designation. **Continued on sheet 5**

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D3. Description

Continued from sheet 4

The campus itself, including its roadways, significant trees, and landscape features, was recorded in 2008 and a Historic American Landscapes Survey record (HALS CA-26) prepared for it. This is now on file at the National Park Service in Washington DC. Much of the information from this record is incorporated in this survey update.

This survey finds the developed portion of the campus (portions of the 512-acre APN 054-090-001 and the 119-acre APN 054-150-005 in its entirety) eligible for listing in the National Register for Historic Places as a historic district, with a Period of Significance of 1897, the date of the earliest extant buildings, to 1967, the construction date of the last substantial building, the Nelson Treatment Center (note that this building was published nationally and internationally for the significance of its construction materials and methods when constructed). The Sonoma Developmental Center is significant under Criterion A, for its role in the development of the state's mental health system, and under Criterion C, for its design as a cohesive campus that was designed to showcase the latest developments in mental health treatment as embodied in its buildings and landscape; to provide a peaceful and wholesome environment for its residents; and to operate as a fully self-sufficient community. A secondary area of significance may be the hospital's role in regional planning and community development, as it was and is the largest employer in the Sonoma Valley and sustains, in many ways, the surrounding communities. Areas of significance include Health Care, Architecture, and Landscape Architecture. The level of significance is state level, representing its role as the first mental health facility of its type in the state. In addition to this survey form, updated DPR forms were prepared for the Steel Bridge, the Main Building, and the Superintendent's House as part of this survey update.

A detailed and comprehensive recording of every building on the Sonoma Developmental Center campus is beyond the scope of this survey. The following photos, however, illustrate the range of building styles and types on the campus. Where possible, historic views of the selected buildings are also provided. Photographs of the following representative structures are included here:

Oak Lodge, also known as the "Girl's Cottage," 1908

Walnut Cottage, 1918

Acacia Court #2, 1923

Hatch Cottage, 1924

Chamberlain Building, formerly "The Hospital," 1929

Finnerty Cottage, 1930

Fire House, 1932; Carpenter's Shop, 1951; Police Department, n.d.

King Cottage, 1939

Porter Administration Building, 1957

Electrical Shop, formerly Plant Operations and the Laundry, 1958

Frederickson Receiving Center, 1959

Regamey/Emparan, 1959

Nelson Treatment Center, 1967

The Gymnasium, n.d.



Main Building ca 1950

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Oak Lodge in 2008, front facade



Oak Lodge ca 1910, front facade



Oak Lodge, rear façade and rear wing, 2008

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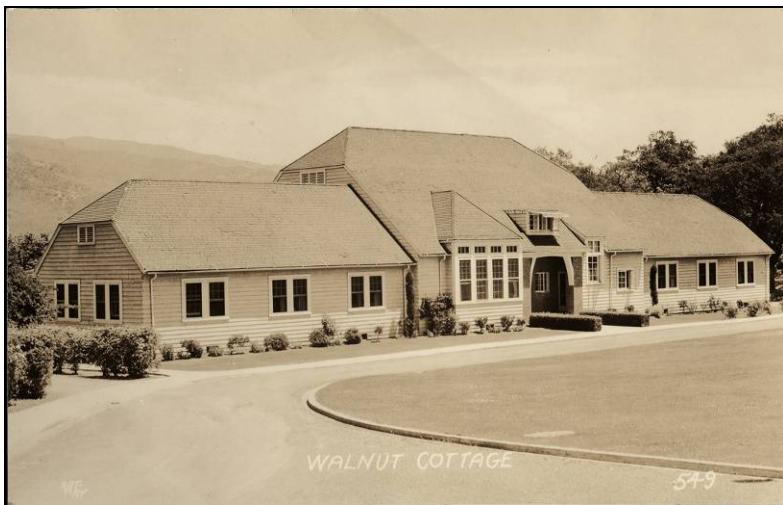
***Date:** 2008

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Walnut Cottage in 2008



Walnut Cottage, n.d.



Walnut Cottage, n.d.

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Acacia Court #2 in 2008



Acacia Court #2 ca 1960



Acacia Court #2 garage in 2008



Acacia Court #2 garage ca 1960

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Hatch Cottage in 2008



Hatch Cottage in 2008



Hatch Cottage, n.d.

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Chamberlain Building in 2008



Chamberlain Building in 2008



Chamberlain Building, n.d.

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Finnerty Building in 2008, southeast facade



Finnerty Building in 2008, rear facade



Finnerty Building ca 1940, southwest facade

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Fire House in 2008



Carpenter's Shop in 2008



Police Department in 2008

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King Cottage in 2008



King Cottage in 2008, view of solarium



Historic view of King Cottage, n. d.

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Porter Administration Building in 2008



Porter Administration Building in 2008



Porter Administration Building in 1959

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Electrical shop in 2008



Electrical shop in 2008



Plant Operations ca 1960

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Frederickson Center in 2008, front facade



Frederickson Center in 2008, rear facade



Frederickson Center in 1961

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Regamey/Emparan in 2008



Regamey/Emparan in 2008



Regamey/Emparan in 1961

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Nelson Treatment Center in 2008



Nelson Treatment Center in 2008



Nelson Treatment Center in 1966

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Gymnasium in 2008



Front entry of Gymnasium, 2008



Detail, 2008

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Source: *Developmental Center Land and Infrastructure, Department of Developmental Services, 2013*

SONOMA DEVELOPMENTAL CENTER

| | |
|-------------------------------------|--------------|
| LEASED | 8,864 SF |
| VACANT | 317,666 SF |
| DTAC | 99,949 SF |
| GAC – HOSPITAL | 5,414 SF |
| NF – RESIDENTIAL | 127,592 SF |
| ICF – RESIDENTIAL | 189,255 SF |
| PUBLIC / SUPPORT | 585,197 SF |
| | 1,333,937 SF |
| *Admin, Kitchen, Plant Ops, Storage | |

SEPTEMBER 2013



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Continuation Update

| Bldg. # | Name | Year Constr | Square Ft. |
|----------------|---|--------------------|-------------------|
| | Acacia Court 1 | 1915 | 5924 |
| | Acacia Court 2 | 1923 | 6600 |
| | Acacia Court Garages | 1923 | 1881 |
| | Activity Center | 1909 | 6600 |
| 50 | Bemis | 1956 | 19651 |
| 68 | Bentley | 1956 | 19194 |
| 63 | Brent | 1956 | 19194 |
| 77/75/76/79 | Butler (James, Cedars, Redwoods, Sequoia) | 1948 | 47999 |
| | Carpenter Shop | 1951 | 5000 |
| | Carpenter Storage | 1954 | 1800 |
| | Chamberlain | 1929 | 37393 |
| 10 | Cohen | 1948 | 19090 |
| 49 | Corcoran | 1956 | 19090 |
| 54 | Cromwell | 1948 | 17928 |
| | Dunbar | 1925 | 10271 |
| | Finnerty | 1930 | 10824 |
| | Fire House | 1932 | 3973 |
| | Fredrickson Receiving | 1959 | 42946 |
| | Glass Shop | 1941 | 2880 |
| | Goddard | 1939 | 11968 |
| | Hatch | 1924 | 8226 |

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| Bldg. # | Name | Year Constr | Square Ft. |
|-----------------|---------------------------|--------------------|-------------------|
| 20 | Hill | 1939 | 16001 |
| | Horse Barn/Tac Room | 1950 | 4800 |
| | Jr. Farm Feed Barn | 1939 | 4616 |
| | Jr. Farm Shed | 1939 | 308 |
| 51 | Judah | 1956 | 19076 |
| 29 | King | 1939 | 15017 |
| 61 | Lathrop | 1948 | 18476 |
| | Laundry/Property | 1949 | 41944 |
| 156 | Lux | 1948 | 17568 |
| | Main Kitchen | 1954 | 35883 |
| | Main Station | 1949 | 2000 |
| | Main Store Room | 1932 | 21751 |
| | Maintenance Shop | 1941 | 10945 |
| 12 | Malone | 1948 | 19013 |
| | Martha Jensen Acute | 1956 | 5414 |
| | McDougall | 1939 | 14630 |
| | Oak Lodge | 1907 | 9158 |
| | Oak Valley School | 1960 | 42301 |
| 16,17,41 -43 | Ordahl/ Johnson (5 Units) | 1959 | 46715 |

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| Bldg. # | Name | Year Constr | Square Ft. |
|----------------|------------------------------|--------------------|-------------------|
| | Palm Court | 1930 | 6904 |
| 21-22 | Parmelee A & B | 1959 | 19728 |
| | Paxton Building | 1934 | 10509 |
| | Pines | 1924 | 5346 |
| | Plant Ops Office/Warehouse | 1958 | 11800 |
| | Plumbing Shop Storage | 1920 | 800 |
| 55 | Poppe | 1948 | 18478 |
| | Porter Administration | 1957 | 29528 |
| 23-24 | Powers | 1959 | 19728 |
| | Professional Education Bldg. | 1908 | 35750 |
| | Refrigeration/Upholstery | 1950 | 6720 |
| 80,81,83,85 | Regamey/Emparan (5 Units) | 1959 | 47348 |
| 126 | Residence 126 | 1914 | 1890 |
| 134 | Residence 134 | 1908 | 1680 |
| 135 | Residence 135 & Garage 263 | 1939 | 1570 |
| 136 | Residence 136 & Garage | 1939 | 1587 |
| 137 | Residence 137 | 1939 | 1307 |
| 138 | Residence 138 | 1949 | 1653 |
| 139 | Residence 139 | 1949 | 2726 |
| 141 | Residence 141 | 1897 | 1898 |

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| Bldg. # | Name | Year Constr | Square Ft. |
|----------------|----------------------------|--------------------|-------------------|
| 145 | Residence 145 | 1930 | 1550 |
| 146 | Residence 146 | 1924 | 1850 |
| 149 | Residence 149 | 1930 | 1522 |
| 150 | Residence 150 | 1897 | 2040 |
| 67 | Roadruck | 1956 | 18939 |
| | Sheet Metal Shop/Lock Shop | 1953 | 4000 |
| 62 | Smith | 1956 | 18937 |
| 140 | Sonoma House | 1897 | 5210 |
| 140 | Sonoma House Outbuilding 2 | 1910 | 375 |
| 140 | Sonoma House Outbuilding 1 | 1897 | 500 |
| | Staff Library | 1954 | 3220 |
| 159 | Stoneman | 1948 | 18387 |
| | Substation 1 | 1940 | 684 |
| 52 | Tallman | 1956 | 8753 |
| 66/78 | Thompson/Bane (2 Units) | 1939 | 23329 |
| | Transportation Center | 1952 | 4000 |
| | Transportation Garages | 1930 | 5000 |
| | Wagner | 1926 | 10271 |
| | Walnut | 1918 | 14380 |
| | Wright | 1925 | 10271 |

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D3. Description

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LANDSCAPE

The following description of the landscape of the Sonoma Developmental Center is adapted from the HALS documentation for the property (HALS-CA26) by Janet Gracyk, May 10, 2009.

Overview

The Sonoma Developmental Center is an excellent representation of hospital grounds designed for the care of the developmentally delayed and disabled, from the 1800s to the current time. The early hospital, known as the State Home for Feeble Minded Children, was the first of its kind in the state. The approach to the care of the developmentally delayed and of physically and mentally handicapped people has advanced, and the landscape reflects that history. The campus clearly displays, in many subtle and overt ways, the evolution of society's approach to providing care. The original campus was planned and built in a time when fresh air and calm surroundings were first considered beneficial to good health. It appears that there was also a time when the main campus was organized in an orderly, cohesive, and controlled manner. Later site planning and buildings from the late 1950s and early 1960s are strong and attractive expressions of their own era. The outdoor areas lack the intimate and homey scale of older parts of campus, and the buildings were, undoubtedly, consciously skewed to the layout of the older parts of the campus as a reflection of the era when experimentation and throwing off old ways was the tenor of the times.

The Campus

The character of the Sonoma Developmental Center site is somewhat formal with an overlay of rustic and casual informality. The formal elements are the orthogonal layout of most of the main campus, reinforced by the formal plantings of trees that exist, in whole or in part, on the major thoroughfares. Period Revival styles were used for many buildings, lending a casual and homey appearance to the place. Building setbacks are generally consistent, reinforcing the generously landscaped but orderly character of the site. It is generally the case that curving or non-orthogonal roads are located at the edges of the main campus, and are in association with creek areas. Large growing trees are planted throughout the site, creating a strong repetitive vertical element in the landscape and a dense tree canopy in many parts of the site. A USGS map from 1980 shows a strongly orthogonal layout for the main campus, the only deviations occurring at the creeks and at the western edge of the Center where the topography becomes moderately steep. On the west edge of the campus, Orchard Road leads up into the mountain; water tanks, Fern Lake, a picnic area, a cemetery and old orchard are located along the road. The orchard and picnic area are at the western reaches of the site and are located about 800 feet above the main campus.

To the east, groups of buildings are located between Arnold Drive and Sonoma Creek. A bridge over the creek leads to additional buildings; this area is reserved mostly for residential use. Railroad Street marks the eastern edge of the main part of the campus. Beyond Railroad Street is a farm area with several farm buildings and a small number of houses, beyond which are located some water tanks and Lake Suttonfield. The lake is located about 150 feet above the main campus. **Continued on sheet 26**



View of Harney Drive from Main Building, looking northeast

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D3. Description

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Arnold Drive, through the main part of the Center grounds, has been planted with regularly-spaced, large-growing pin oaks (*Quercus palustris*). These oaks are the legacy of Superintendent Fred Butler, who served from 1915 to 1949. Structures are cohesive in their character, spacing, and size, and are all set back from Arnold Drive with lawns, shrubs, and additional trees. Some buildings lining Arnold Drive appear to be single-family residences, suggesting an intimate scale to the structures within the grounds. The overall effect is remarkable for its tranquil, shaded, and verdant character.

Harney Avenue is the main entry point into the Center. It crosses Arnold Drive at right angles and is the main approach to the administrative part of the site. The historic Main Building, now vacant but still known as the Professional Education Center (P.E.C.) is the oldest institutional building on the site (1908) and is dramatically located on axis with the parkway and commands the view of those entering the site. (This building is listed in the National Register of Historic Places.)

Along with the appearance of Arnold Drive through the Center, the relationship of the Main Building to the road sets up the character of the site. This western section of Harney Avenue is split by a generous parkway which is planted with pairs of palms alternating with pairs of pollarded sycamores. This very strong entry statement is clearly visible on a 1910 postcard; now the pattern is not quite complete since some palms are missing. It appears that the opposite sides of the street may have been planted with regularly spaced gingko trees, some trees remain on the northern side of the street.

The intersection with Arnold is marked with large stone columns, stone planter/seat walls, and a rustic-style, stone bus shelter. The gates and walls are visible in a 1910 postcard, the bus shelter location is out of view of the camera, but it is stylistically compatible with the columns and walls and may date from the same period of construction. This style is very sympathetic to the historic-revival architecture styles used throughout the site.

Buildings in a mix of styles line this section of Harney; the southern section is notable for its expansive lawns that end at the backs of the school and gym, which are entered from the adjoining street (Wilson Street). These buildings are of relatively recent origin (1960). The 1954 USGS map indicates a different building on the south side of Harney. It is likely that the older building reinforced the formal nature of the entry to the site; the relationship of that building to the street was probably as strong as that of the 1929 Chamberlain Building on the north side of the street. The two-story Chamberlain building faces onto Harney and shares a similar setback as other older buildings throughout the site.

Harney Avenue ends to the west at Sonoma Street; Sonoma Street parallels Arnold Drive. Each end of Sonoma Street is marked with a strong axial element; the northern end with a large building (Wagner) and the southern end with a group of buildings clustered around a lawn (Walnut and Hatch). The 1954 USGS map indicates a building opposite Hatch; that site is now occupied by a metal temporary building. Remnant formal tree plantings mark the street; it appears that gingko trees once lined some sections of the street. Holt Street displays strong formal tree plantings; the parking strip is planted regularly, on both sides of the street, with sycamore trees. The lower section of Wilson Street is notable for the majestic oak trees. A seasonal creek/drainage way occurs on the northern side of lower Wilson Street and the casual character of this area, which contains several large oaks, blends into the nearby more manicured landscapes, to great effect.

Sonoma House, once the Superintendent's home that has been converted to an event space, dates from 1897. Vehicles, and presumably most visitors, approach the building from the west side of the house; this main approach does not correspond well to the siting of the house. A relatively narrow path with a more direct approach to the main entrance of the house is accessed from the side of the 1932 fire department building, which suggests that access to the building has changed over the years. Remnants of more formal landscapes are evident, including sections of hedge to the east, and paths, steps, and several additional elements (portions of paths and low walls) that suggest a formal garden was located to the west of the Sonoma House. An old moss-covered stone fireplace and seating area is located south of the building next to an accessory building.

The western edge of the main campus is used for utilitarian purposes. Eucalyptus and Toyon Streets provide access to laundry, paint, and other support services. Manzanita Street features support services buildings and storage structures that are built into the hillside, using the steepness of the site as an advantage. The Carpenter Shop, one of the westernmost buildings on the main campus, has acquired an extra driveway to the south, an example of an incremental landscape; it was clearly not designed as a driveway, but needs outweighed whatever original plan limited a drive to the north side. A rare example of a "desire" path, created simply by people passing over the same area for years, occurs north of the paint shop. It is notable since it is rare on the site, pointing to the successful way pedestrian passageways were designed through most of the site.

The entire area where the shops, maintenance, and other support services is located is a working landscape. The perimeter of many buildings is used as additional storage and work places; asphalt, concrete, or packed earth are the predominant landscape

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Stone fireplace behind Superintendent's House

materials. Stone retaining walls, stone steps, and concrete steps occur throughout the western area of the main campus. A stone-lined drainage ditch occurs throughout the steeper portions of the site, in conjunction with the support services areas and on into the main campus areas. Stone-lined ditches are visible near the Blue Rose, north of the Main Kitchen, and to the west of Dunbar and Wagner, evidence of an old but carefully worked out and aesthetically pleasing drainage system. This system appears to be in working order in many places, but some spots do show evidence of wall failure.

Eucalyptus Street continues to the north up a hill to a cluster of buildings that once provided housing for residents. These buildings are currently used for support services, such as upholstery and adaptive technology. The main buildings, Parton and Goodard, have large asphalt and concrete courtyards that were further enclosed by chain link. Now the courtyards are used for working and storage spaces; in fact, the Goodard courtyard is full of large storage containers. It is an example of an accidental landscape. The east side of the buildings was originally the front entrance. According to a former client, there may have been a set of stairs down the hillside from this site, but there is no obvious evidence of a stairway (from Karen Litzenburg, assistant to the executive director of the center). Currently the crest of the hill on this side is marked by a low concrete wall that appears to have once been a location for some type of metal fence. No particular attention is paid to the landscaping in this area; clearly resources are focused on the areas the clients use.

Orchard Road, reached from Eucalyptus or Manzanita, winds up the mountain, past the corporation yard and the cemetery, past the water treatment plant and Fern Lake, and on to the orchard and Camp Via. Much of this road is stone-lined; some sections of the wall are at least four feet high. The cemetery is marked by stone columns and a double iron gate. (The cemetery has not been used since 1962). The camp area has a layout that appears haphazard. There are some concrete paths and several small, concrete block buildings for communal use. The extensive orchard is very near the picnic area. It is no longer tended, but still bears fruit.

The main campus is marked to the south by a bridge over Sonoma Creek. Beyond the bridge the character of the site reverts to the semi-rural character of the surrounding countryside; houses belonging to the Center are located west of Arnold Drive along this section of road.

Harney Road provides access to the predominantly residential, east side of the grounds. The character of this area is less formal due to the effect of the riparian corridor associated with Sonoma Creek, the lack of formal tree plantings, the lack of axis structures placed at ends of thoroughfares, and the fact that in the northeast and southwest portions of the area are large buildings at non-orthogonal angles. Buildings on the east side are less various. With a few exceptions, they are characterized by generous front lawns, large trees, and enclosed back or side patios for client use. "Temporary" or "accidental" landscapes occur here with large metal awnings. **Continued on sheet 28**

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A 1910 postcard image shows that portions of the east side of Arnold Drive were once orchards, it seems that the use of this area for care and residential use began about during expansions in the 1940s. The oldest Center buildings east of Arnold Drive, with the exception of the farm area, date from 1948. More than half the buildings in this area are from 1956 and later. A simple bridge with concrete walls and tubular steel rails crosses Sonoma Creek and leads to the farm area. (The farm area has been excluded from this documentation, but is worthy of future documentation.) Some distance past the use area, Harney Avenue ends near Lake Suttonfield.



**Sonoma Developmental Center setting –
Looking east from Camp Via, toward Fern Lake**

Landscape Details

Major street tree plantings are large-growing trees and are generally deciduous trees. Coniferous trees also occur throughout the grounds and include redwoods, firs, pines and cedars. There are old photographs, postcards and references to planting shade trees and planting trees along new "avenues" in the 1890s era. The Institution Bulletin clearly indicates an early commitment to the landscape. Redevelopment beginning in the post-war era renewed this commitment by adding many shrubs and trees to the site.

Small-scale plantings are generally not contributors to the character of the site. From historic photos and from some evidence on the ground, shrubs and other small-scale plants once played a larger role in the appearance of the landscape. Old photographs and postcards indicated that, along with large-growing trees, the land in front of buildings was often planted extensively with shrubs and perennials. This landscape treatment is labor intensive and may not have lasted more than a decade or two. Classic, old, garden shrubs still occur in conjunction with some of the older buildings; for instance, myrtle (*Myrtus communis*) Euonymus, Cotoneaster, laurels (*Prunus spp.*) and spiraeas all occur throughout the landscaped areas. Several old fig trees are on site behind buildings. Since there is little fencing on the site, the presence of deer is a limiting factor in plant variety. More modern buildings, from the 1950s on, generally display simple plantings; the lawn and trees typical of the main campus, and a scattering of shrubs, such as heavenly bamboo (*Nandina spp.*) near the building. Plantings at buildings Parmalee and Powers also display lineal hedges that repeat the horizontal character of the buildings, a common device of the era.

In recent years, the staff and clientele have been responsible for a number of modifications to the landscapes, such as the inclusion of large prefabricated metal canopies and storage structures, and modifications to patios. These elements are usually not sympathetic to the architectural expression of the buildings. In some cases, they are quite destructive to a space that was, in all likelihood, designed as an expression of peace and harmony, such as the entry courtyard space at the Wright building. Here asphalt is the dominant ground treatment, which was not the original treatment for the space. Round stone planters were arranged symmetrically many years ago as part of a larger expression of space; planters have cracked and one of the trees is missing. A temporary wood storage structure fills the center of the space. **Continued on sheet 29**

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Several trees in wooden nursery planters have been placed along the concrete entrance pathway, possibly in reaction to the harshness of the courtyard. It is not known if the courtyard was originally modified as a result of budget considerations or as an attempt to meet a need. Another good example is the patio created from modular concrete and wood elements that is located behind Wagner. Clearly the landscape was not meeting the current needs of the clients and staff and someone took it in hand to create the new patio space, which has a homemade, but almost temporary look that is at odds with the craft of the building.

Sidewalks exist throughout the grounds, and adjoin most roads, creating an environment where walking is safe. Pathways also connect buildings across lawn areas. Most pathways are concrete; some are brick. Most concrete pathways leading to Period Revival buildings are about 30" wide; sometimes these are scored to resemble flagstone patterns, a technique typical of the era. More recent buildings have wider pathways of varying widths. Concrete elements include cast-concrete street markers (an example is at Wilson Street and Arnold Drive). There are concrete retaining walls around Manzanita and Wilson Streets, at Ordahl/Johnson and Emparan/Regamay. A very large retaining wall occurs at Nelson alongside Arnold Drive. Substantial square and round concrete markers, which appear to be from the early part of the 20th century, occur across from the fire station and McDougall building. A concrete path, laid out east and west next to these markers, connects to a pathway and set of stairs that leads to the police station. The arrangement of steps and stairs provides a glimpse into the orderly approach that was taken in laying out the pedestrian pathways.

Chain link occurs throughout the site. It is often used to enclose courtyards associated with clients' residences. These courtyard areas appear to be heavily used by the clients and have been modified to suit that purpose. Each contains a large, flat, metal canopy with picnic tables underneath, moveable and fixed planters, a variety of benches, and many other objects. Some courtyards contain tree wells and other, minimal planting areas, particularly in older residential buildings that are no longer in use. The paving in these areas is usually a mix of concrete and asphalt.

Concrete block walls also occur on the site. There is a section of block retaining wall behind Hatch building, bracketed by stone retaining walls. A low concrete block wall occurs at Residential Building 141. Rectangular concrete blocks partially enclose a section of the Nelson and James courtyards. A decorative concrete block storage structure also occurs at the Nelson courtyard, and a section of decorative concrete block wall partially screens a delivery area of the Nelson building. Rectangular concrete blocks combined with clay pipes enclose the northern grounds of Oak Valley School.

In addition to the stone elements described above, there are additional stone elements, such as curved walls on Wilson Street, a stone path over the seasonal waterway across from Oak Valley School, stone barbecues at the Sonoma House and Residence 141, and stone retaining walls and ditches at Acacia Court II. Green-painted cast-iron street lamps are used throughout the site and are mixed with cobra-head style lamps in some places. Cobra-head lamps occur on Wilson Street, along Arnold Drive, and in scattered locations throughout the site. Residence 146 contains several old landscape elements or remnants, including metal clothesline poles, round tube-steel handrails, part of a very low retaining wall alongside the path to the garage, a low, painted picket fence, a wood fence with wire infill, a brick retaining wall to keep the basement foundation dry, and a single-stone high planter edge is accompanied by a failing lattice fence. A wood pedestrian bridge of recent construction occurs near Sonoma Creek and Harney Avenue. Wood fences enclose several guest or employee residences, including: Residences number 136 and 137. Outdoor furnishings: A simple split-form, cast concrete bench in the Nelson courtyard probably dates from the period of construction. A pair of plastic and steel benches is located at the entry to Oak Valley School and may date when the school was constructed. Another example of outdoor furniture is a swing whose supports are created through the use of round steel formed into a pair of circles that are joined at the top. A wood platform anchors that base and a wood swing is suspended inside the circles by chain. There are a handful of these charming and unusual swings throughout the site. (Outdoor furnishings occur throughout the site in great variety; documenting the entire range of those resources is outside the scope of this report.)

Various landscape elements, half-hidden by plant growth, occur throughout the perimeter of the site. Sometimes the use of the element or object is not immediately obvious. In some cases, such as a spot just south of the carpenter shop, there are the remains of architectural elements that might be the locations for long-gone structures. Further investigation of these unidentified elements and objects is outside the scope of this report.

On the following pages are photos of additional landscape features and landscaping on the Sonoma Developmental Center grounds.

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Main entry to Sonoma Developmental Center



Mature landscaping on grounds



Historic orchard, now a part of Jack London State Park

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Stone bus shelter



Historic entry markers



Stone bridge

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Stone drainage ditch



Stone wall and drainage ditch



Modern block wall

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Modern wood bridge



Oak trees along Arnold Drive



Ficus trees along entry drive

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Tree-lined street



Swing



Mature landscaping on grounds

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D6. Significance

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SUMMARY OF CONSTRUCTION HISTORY

The first phase of the Main Building of the Sonoma Developmental Center was constructed in 1897. It was damaged in the San Francisco earthquake of 1906 and subsequently rebuilt, opening in 1908 (the rear portion of the building contains vestiges of the original 1897 building). Several residences were constructed in 1897, three of which remain. Wings to the main building were subsequently constructed and demolished, through the mid-20th century. At the same time, the campus continued to develop (see "Architecture"). The most recent buildings/structures were constructed in the 1990s.

HISTORIC CONTEXT

The following historic context is adapted from several sources.

In 1885 California became the first state west of the Mississippi to establish facilities for the care of individuals with developmental disabilities. This accomplishment was due to the efforts of two women, Julia Judah and Frances Bentley, who worked to establish the Articles of Incorporation for "The California Association for the Care and Training of Feeble Minded Children." The establishment of this association in 1883 enabled Ms. Judah and Ms. Bentley to open the first private institution at White Sulphur Springs in Vallejo in 1884. Its aim was "to provide and maintain a school and asylum for the feeble-minded, in which they may be trained to usefulness."

Soon after its opening in May 1884 the association, beset by problems, petitioned the California legislature for assistance. Trustee Mrs. Ariel Lathrop helped to draft Legislation whereby the State of California would assume responsibility for these children and a bill was passed calling for the creation of the California Home for the Care and Training of the Feeble Minded. The new board chose a 51-acre site in the town of Santa Clara to handle twenty residents.

When the Santa Clara home became inadequate a few years later, the legislature appointed a commission and appropriated \$170,000 to purchase land, construct facilities and handle commission expenses. The commission included Captain Oliver Eldridge, after whom the community of Eldridge is named. It was not until 1889, however, that Senator Bernard Murphy sponsored a bill to authorize the purchase of 1670 acres for \$51,000 from Senator Hill. Captain Eldridge and George Gibbs selected the present site, which featured an ample water supply, drainage, and two railroad lines that passed through the property.

This was to be the new home for 108 residents. In June of 1890 Copeland and Pierce of San Francisco were contracted to build the new facility. The architect selected was Andrew McElroy. Five months later the cornerstone for the Sonoma Home for Feeble Minded Children was laid by Mrs. Ariel Lathrop. One year later, on November 24, 1891, the first 140 residents arrived by train.

The original staff resided on the campus and developed individualized education, recreation and vocational programs for the residents. Small cottages were built and the second superintendent, Dr. A.E. Osborne, introduced uniforms for both staff and residents. In 1890, Sonoma won a silver medal at the International Exposition in Paris for their arts and crafts exhibit.

By 1904 the age span of residents was 2 to 90 years of age. The number of people in residence was 550. In the next four years the population would double to 1358. It was during this time that the Spanish Influenza afflicted 504 residents and claimed the lives of 88 residents and one staff. On May 11, 1909 the name of the facility was changed to Sonoma State Home.

Dr. Fred Butler was the superintendent that introduced a new philosophy when he joined the staff in 1918. At this time the facility became overcrowded because the government officials pressed Butler to admit "immoral feeble-minded girls who were felt to be a danger to soldiers." Some of the soldiers who fought in World War I were residents of Sonoma.

During the Depression the facility often did not meet its payroll and issued warrants or chits. Many staff elected to reside on campus working for room and board. In spite of a facility that was opened to the south, there continued to be a lack of social services and Sonoma's population again swelled. With this growth came the influx of infectious diseases including tuberculosis, dysentery and syphilis. The first full time bacteriologist, Dr. Karl Meyer, was hired in 1927 to combat the scourge of congregate living. At the same time a full time orthopedic surgeon was added. By 1929 there were five full time physicians and one dentist. Butler built seven new "wards," a 180-bed tuberculosis unit, and a nursery for infants.

During the tenure of Dr. M.E. Porter the Superintendent succeeded in having Sonoma accredited by the Joint Commission on the Accreditation of Hospitals. Porter joined the staff in 1949. Dr. Porter established the Parent Association and began work with the California Council of Retarded Citizens. Under Porter's administration the term "psychiatric technician" and "psychiatric nurse" came into being. On September 10, 1953, the name of the facility was again changed to Sonoma State Hospital.

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Following Porter was Dr. Thomas Nelson, who specialized in pediatrics and psychiatry. During his tenure Chamberlain Hospital, Bentley Cottage, Cohen, and Powers were built and the school was enlarged. Nelson began a summer respite program for parents dedicated to keeping their children at home. Staff from Sonoma helped in communities as far away as Eureka and Palo Alto in order to help children remain with their own families. The philosophy of the institution was that children residing at Sonoma should have the same medical treatment as their non-disabled peers. The first full time chaplains were hired.

In 1958 the Parent Association selected its first president, Ed Santel.

The 1960s was a time of progress for the Sonoma Developmental Center. The facility started a non-profit enterprise with a Board of Directors called Sunrise Industries. This was the beginning of a more formal approach to vocational opportunities. The original program was started with \$25 in cash. The original Sunrise program was a forerunner of the recycling industry of today. Empty food cans were used for planters to be sold to nurseries.

The passage of the Lanterman Act in 1972 resulted in the redesign of services delivery to the individuals who resided at Sonoma. De-centralization with interdisciplinary teams now shaped the planning approach for residents.

In 1973, Sonoma began building adapted mobility devices to enable bed-ridden people an opportunity to experience new and different environments. The one man operation became Specialized Rehabilitation Services, which now produces non-commercially available shoes, chairs, positioning devices and communication assessments.

In 1980, a massive remodeling was implemented at Sonoma Developmental Center, which changed the environment. Dormitory-style living was eliminated and in its stead, private and semi-private sleeping arrangements were then provided. The centralized dining rooms were reduced. In general, the institutional look was converted to a more home-like atmosphere.

The facility at Eldridge has undergone many significant changes, including four name changes. In 1909, the name was changed from the California Home for the Care and Training of the Feeble Minded to the Sonoma State Home. In 1953, Sonoma State Home became Sonoma State Hospital; and in 1986, the name was changed to Sonoma Developmental Center. Over the years, the facility has expanded several times. The most recent renovation took place between 1979 and 1982, during which time all the living units were renovated at a cost of about one million dollars per building, primarily to improve safety, privacy and individualized care.

The following statement is from the Sonoma Developmental Center's website (<http://www.dds.ca.gov/Sonoma/History.cfm>): "Many changes over the last 110 years include attitudes, philosophies, values, and beliefs in regard to the treatment of developmentally disabled people. There is one constant that ties the present and the future to every epoch of the Center's history: As society's understanding of developmental disabilities has improved, SDC has consistently responded by improving services. Sonoma Developmental Center has always been and will always be committed to continuous improvement of its comprehensive array of therapeutic services."

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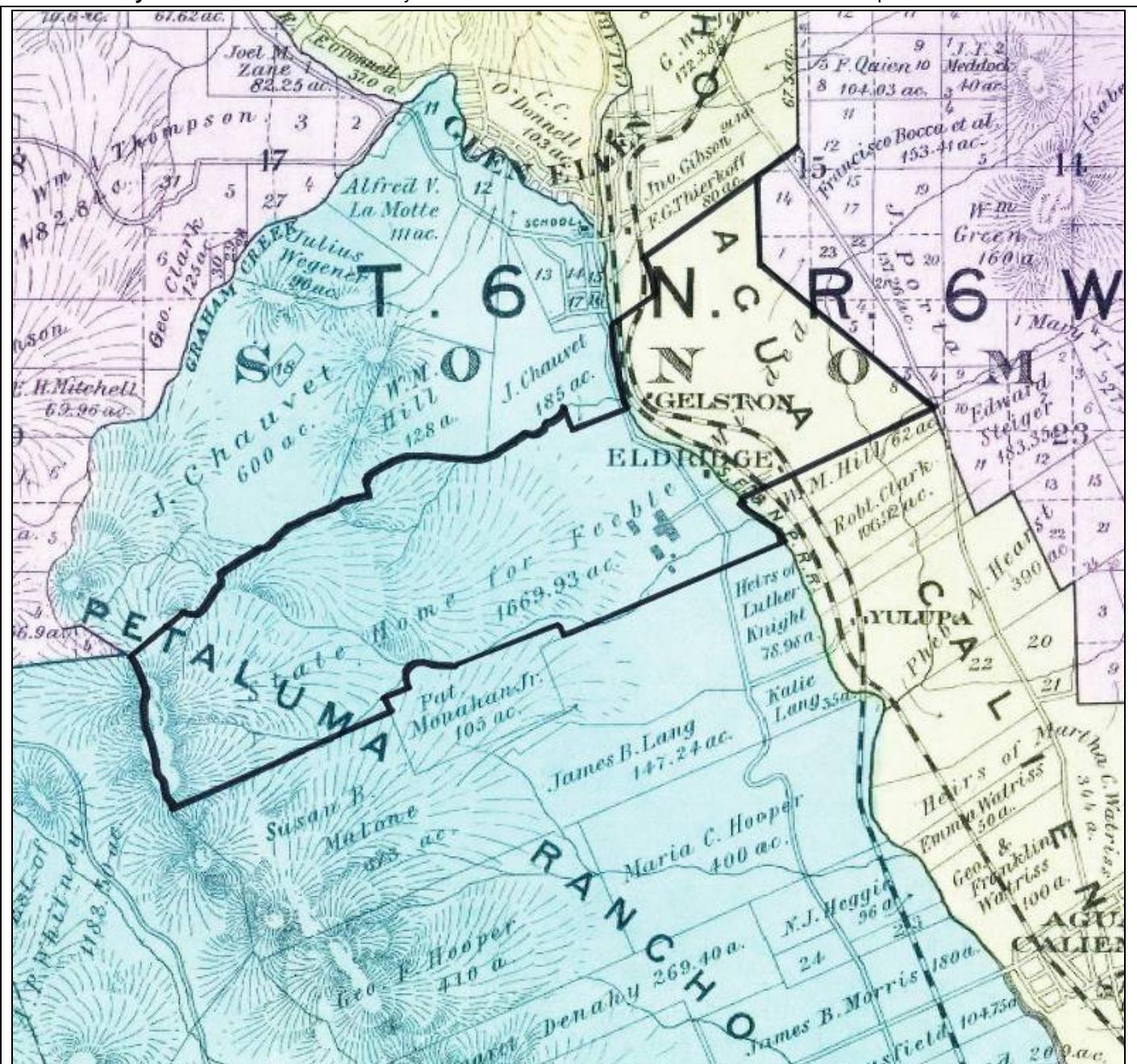
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1898 map showing historic hospital boundary. Source: Reynolds and Proctor, Illustrated atlas of Sonoma County, California

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Sonoma Developmental Center in 1919-20, looking southeast

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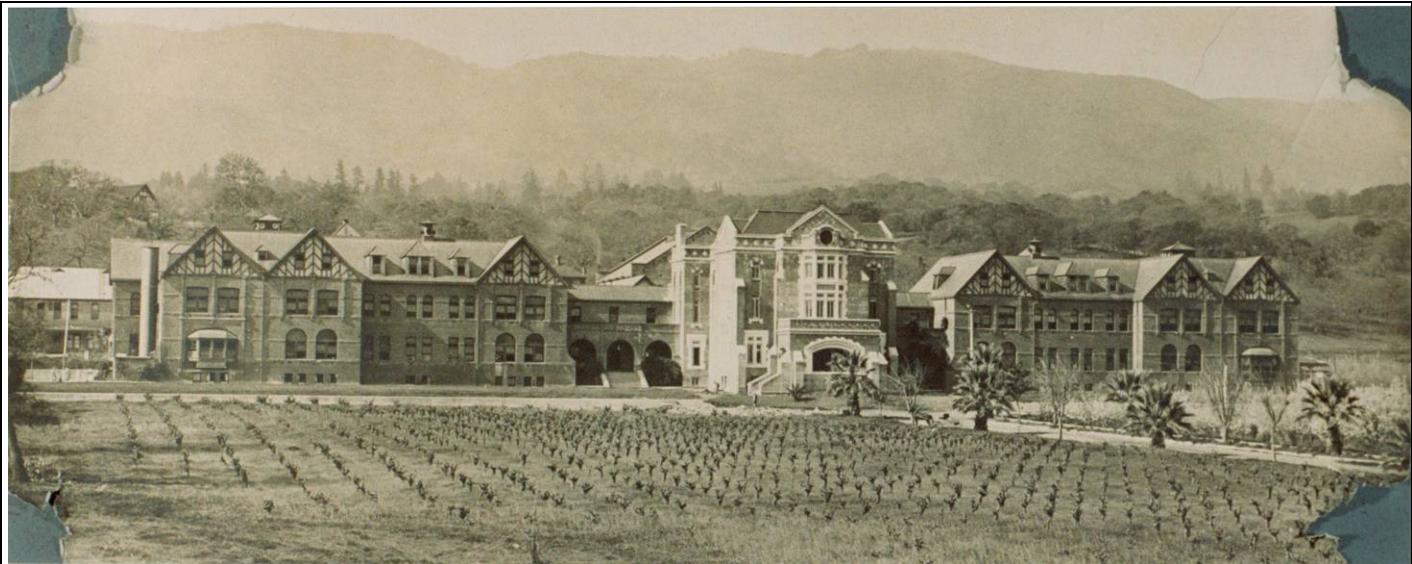
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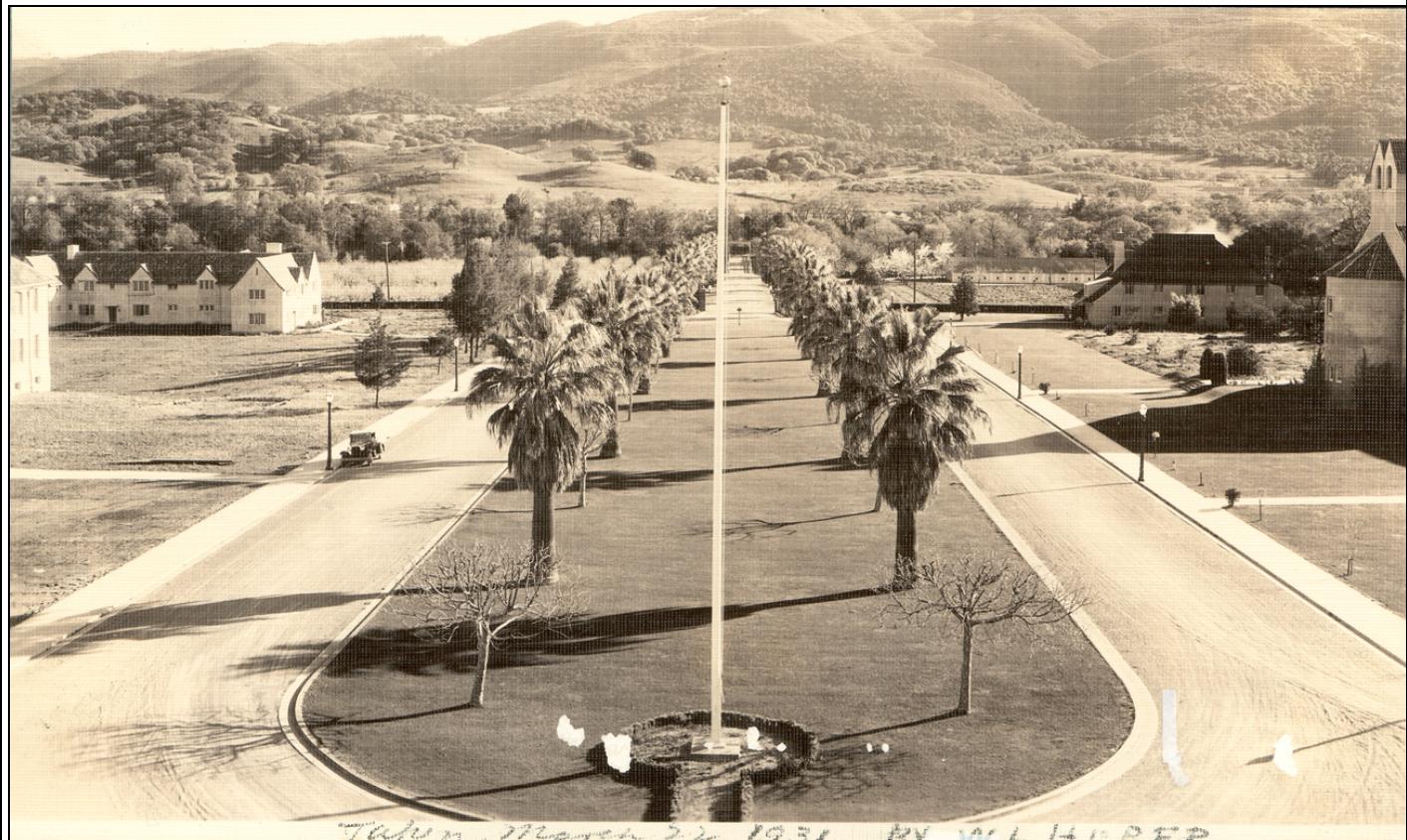
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The Administration Building, ca 1900



Main entry drive looking southwest, 1931

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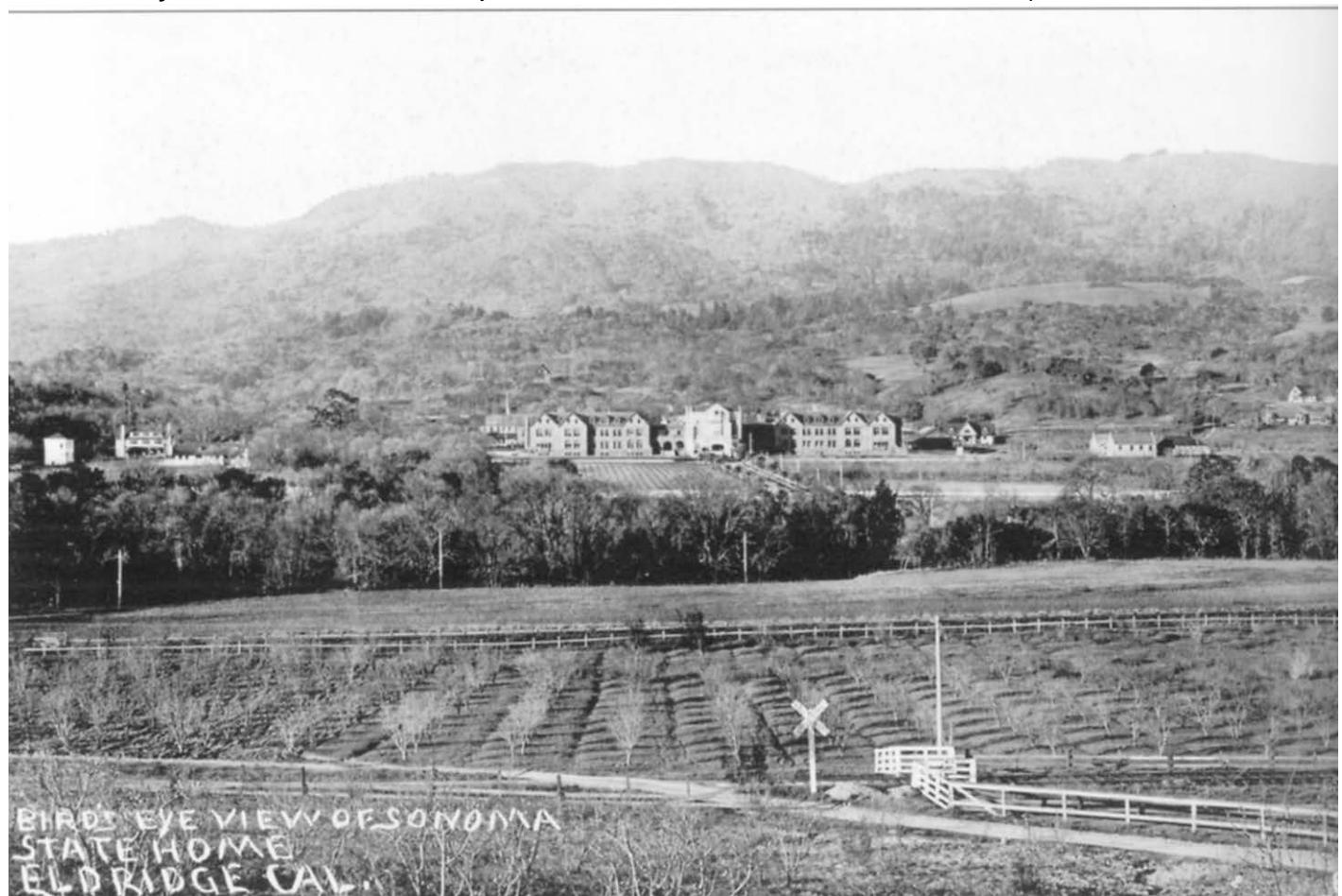
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A railroad track is visible in the foreground of this view of what is today the Sonoma Developmental Center in Eldridge. The area was named for Captain Oliver Eldridge who served on the site selection committee for the facility, which was established in 1889 on 1,670 acres purchased from William McPherson Hill for \$51,000. A farm residence on the property was used to house the first patients, almost 150 children from Santa Clara, who arrived in November 1891. By 1896 some 450 residents called this home. And as the population grew, so did the land; by early 1900 it included 28,000 acres, which enabled the hospital to become almost self sufficient. A complete dairy with milking stalls and pasteurizing plant furnished all of the dairy products, the adjacent hog ranch provided meat, and chickens were raised for eggs. In addition the orchards produced apples, peaches, plums, pears, cherries, and apricots, all dried or canned on premises.

Source: Sonoma Valley

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D6. Significance

Continued from sheet 36

CONCLUSION

CONDITION AND INTEGRITY

Numerous changes have taken place on the Sonoma Developmental Center campus over time. The continual development of the campus reflects its history as an institution that has evolved to fulfill its mission to provide services to the mentally and physically disabled. These changes reflect changing concepts around the provision of these services. The Center began as a rural community at a time when such a setting and the provision of home-grown food (and the labor that went into it) was considered therapeutic. But the developed portion of the campus, beginning with the Main Building at the end of tree-lined Harney Drive, reflected an orderly, designed setting that contrasted with the Center's pastoral surroundings. In many ways, this contrast is still evident and an integral part of the Sonoma Developmental Center today.

Buildings and landscape features have changed, but still reflect the overall framework that was established in 1897, when the Center opened in this location. The buildings and grounds east of Arnold Drive embody the Center's important post-World War II expansion period. The development patterns established in these two major development periods – pre-World War II and post-World War II – are evident on the landscape. Demolitions have taken place over time, beginning with the partial demolition of the Main Building after being damaged in the 1906 San Francisco earthquake. Today the campus reflects a Period of Significance of 1897, the date of the first extant buildings, to 1967, the date of the most recent substantial construction project (this building, the Nelson Treatment Center, opened to international acclaim for its building materials and methods). Buildings have also been altered, most notably to accommodate ADA requirements and needs. A number of the buildings on the campus are suffering from deferred maintenance and the Main Building, in particular, is in very poor condition, although this has not, to date, affected its integrity. The landscape has also changed, reflecting many ad-hoc, small scale intrusions. A comprehensive survey and detailed historic context statement for the campus has not yet been undertaken. Nonetheless, at this time the Center appears to retain integrity of location and setting, association and feeling. The buildings retain integrity of materials and workmanship, and the campus as a whole retains the basic design framework that has evolved over time to accommodate the Sonoma Developmental Center's mission. The campus as a whole appears to retain sufficient integrity under both Criteria A and C to convey the reasons for its significance.

THREATS

The Sonoma Developmental Center is endangered due to imminent closure of the center. The buildings have been endangered for some time due to lack of funding for appropriate maintenance and diminished utilization. Many are closed at this time. The campus as a whole is threatened by development pressure if the facility is converted in whole or in part to other uses. The open space associated with the facility is also endangered due to surrounding development pressure and rising land values. For more information, see *Plan for the Closure of Sonoma Developmental Center, California Health and Human Services Agency, Department of Developmental Services, October 1, 2015*.

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***Resource Name:** 15000 Arnold Drive - Sonoma Developmental Center

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B7. References

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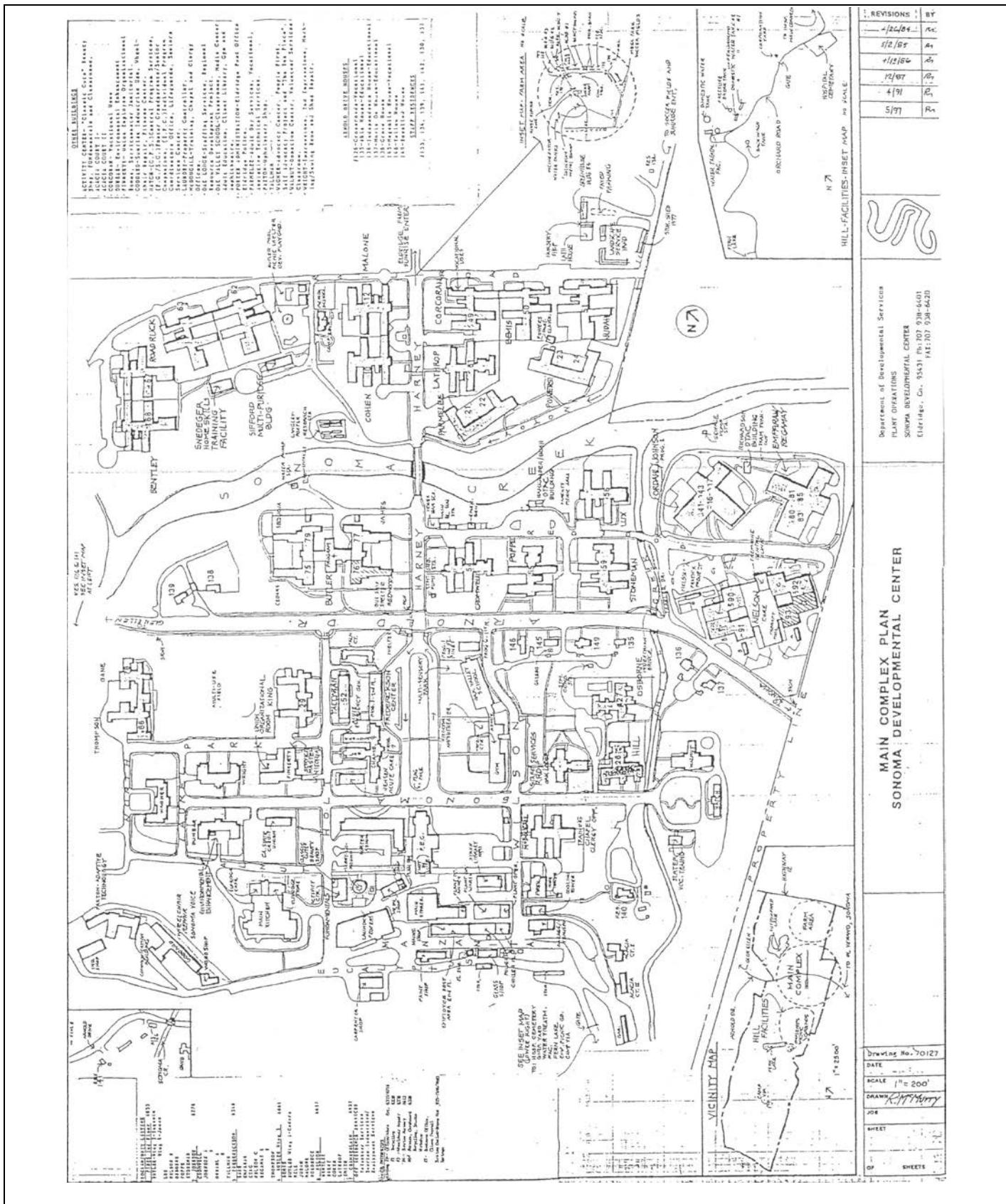
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*Date: 1997



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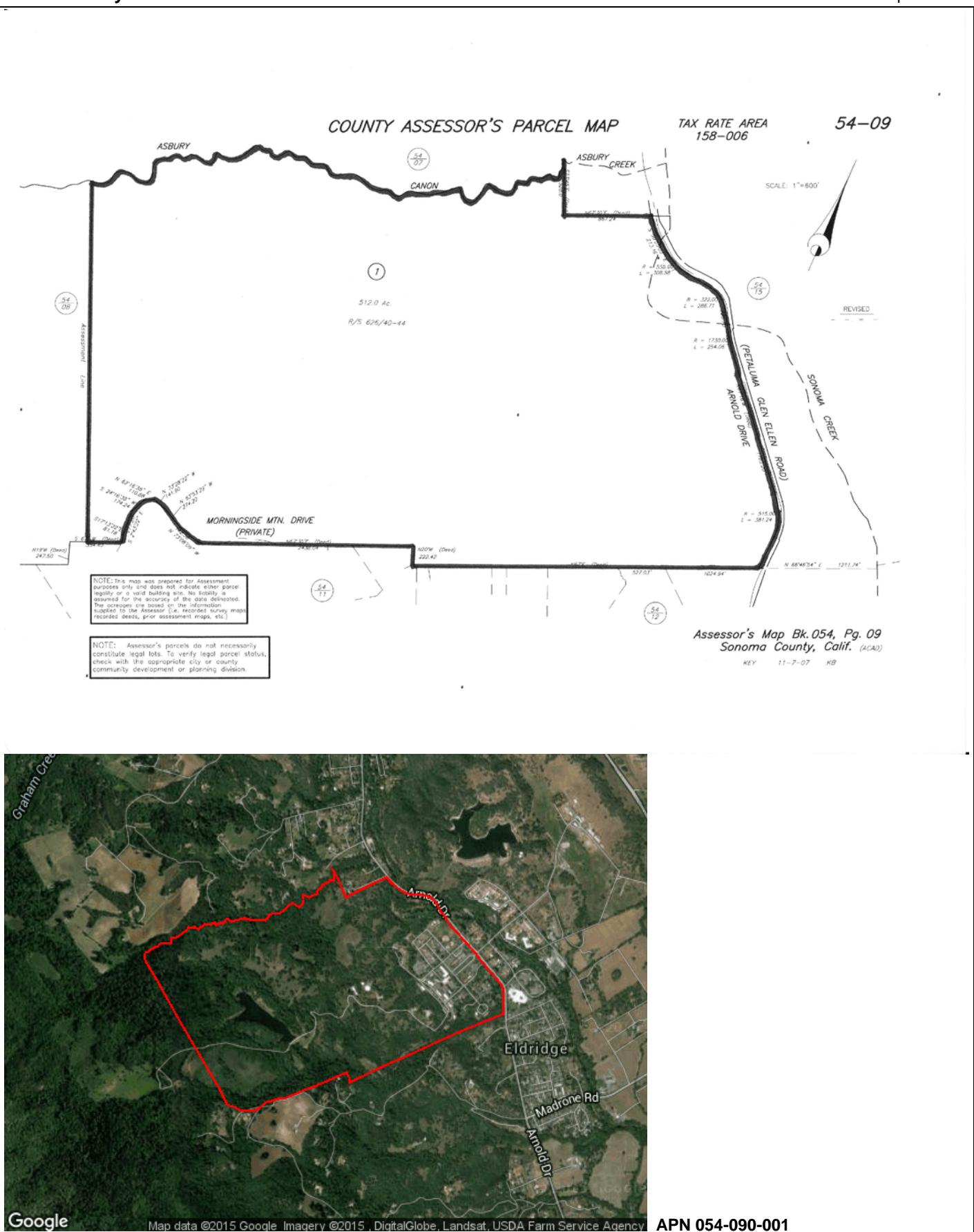
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***Date:** November 2015

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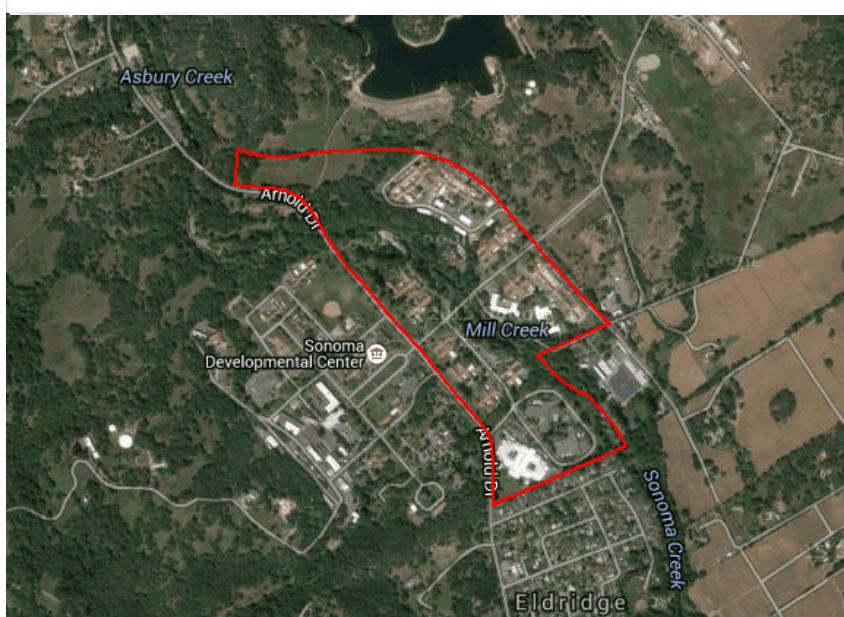
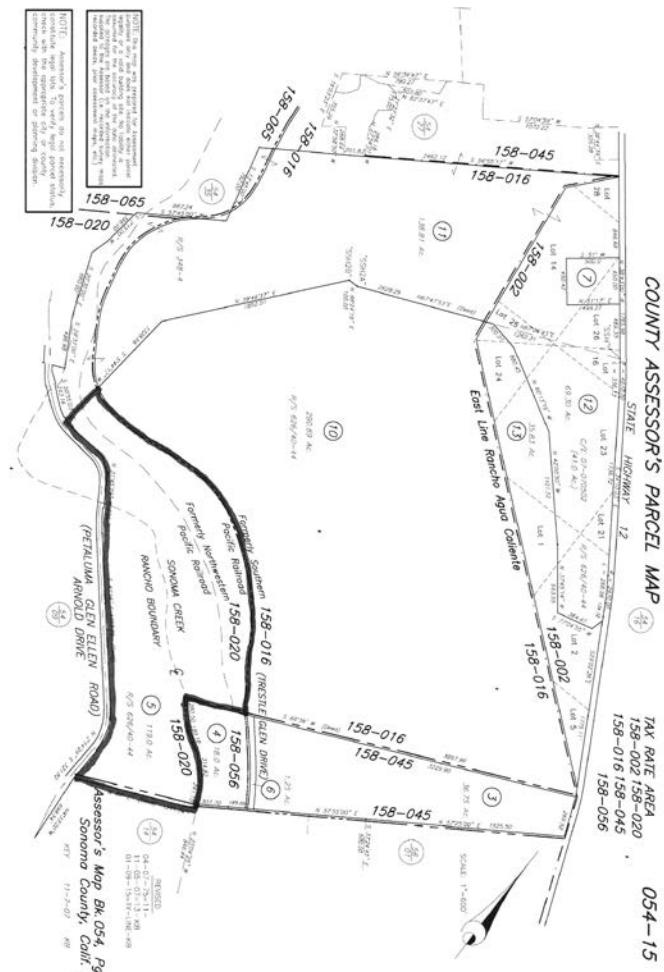
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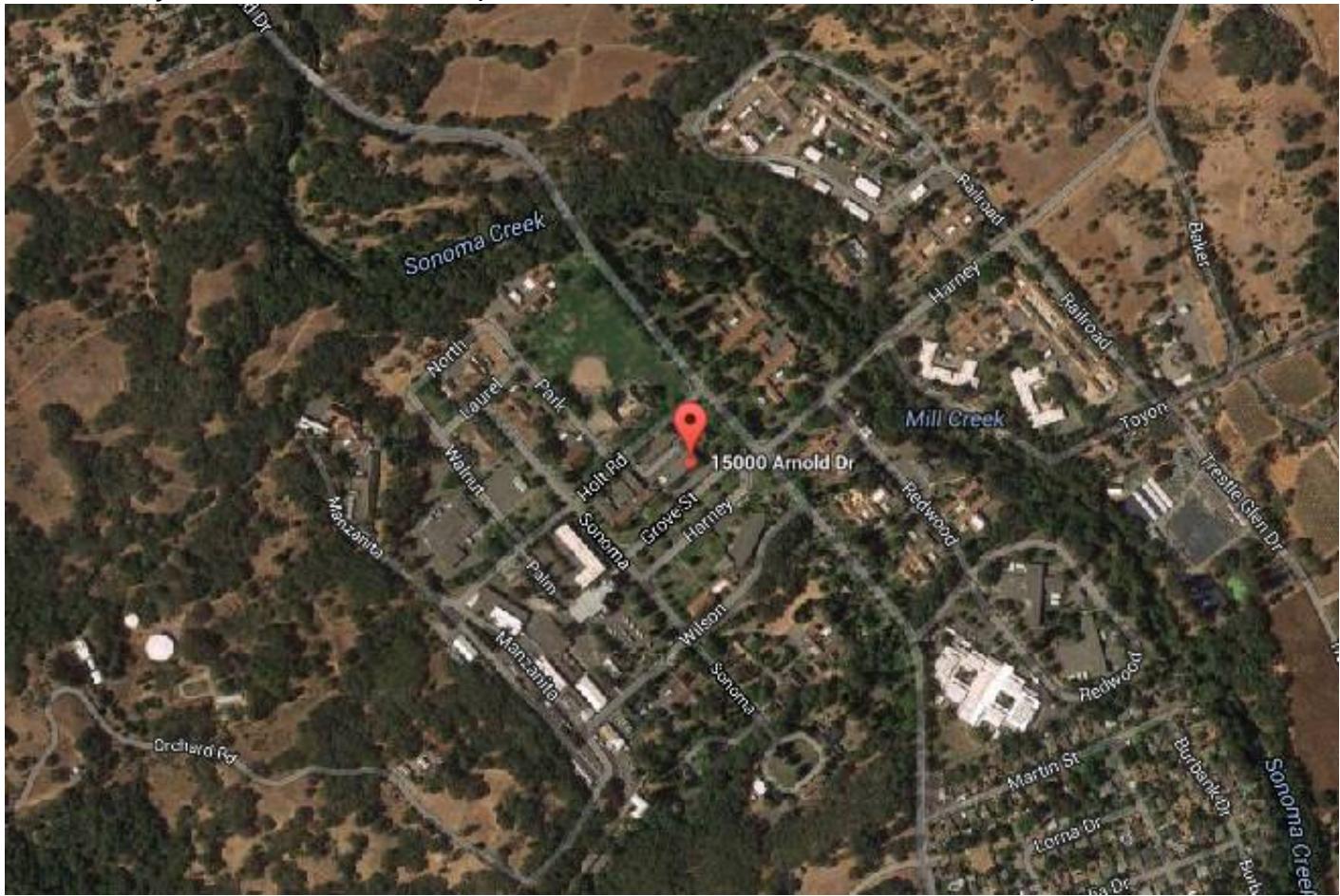
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LOCATION MAP

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*Map Name: Glen Ellen

*Scale: 1:24,000

*Date of Map: 1954 updated to 1980

